

Redbird Landing



a quiet place to reconnect--
with nature, with each other, and with yourself

Red Bluff Guest Ranch



Welcome to Redbird Landing



Scan for Your Welcome Book



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Welcome

We're glad you're here.

Redbird Landing was designed for families and small groups—a place where everyone can be comfortable and spend time together.

Inside, you'll find a fully equipped kitchen, comfortable sleeping, and a game room. Outside, the grill and griddle make it easy to cook and eat together.

The river is a short walk away, and nearby attractions are an easy drive.

If you need anything during your stay, please reach out. We live on the property and are glad to help.

Enjoy your time on the ranch,

Karen & John
Red Bluff Guest Ranch

Red Bluff Guest Ranch



Quick Start

Front door code:

to lock: 1945 > turn lock right; to unlock, 1945 > turn lock left

Wi-Fi--Starlink

No password needed

Cell Service varies by carrier and may be limited.
AT&T and T-Mobile are the most reliable.

Check-out time--11:00 AM

Need something? Text or call

Karen 903-521-2793

John 903-521-6433



Quick Start, cont.

Arrival

Please call or text as you pass through Lometa or San Saba so we can meet you at the gate and guide you to your lodging.

Before You Leave

Place used towels in white plastic hamper

Take out trash

Check for personal items

Lock the door

Important

- Nearest gas and groceries are ~10 miles away
- Children must be supervised outside fenced yard
- Gates marked “Keep Gate Closed” must be secured immediately after passing through



Contact & Emergency Numbers

For needs or concerns, please contact us between 7 a.m. and 7 p.m. For urgent issues such as heating or plumbing, we are available 24/7 unless we are away from the ranch.

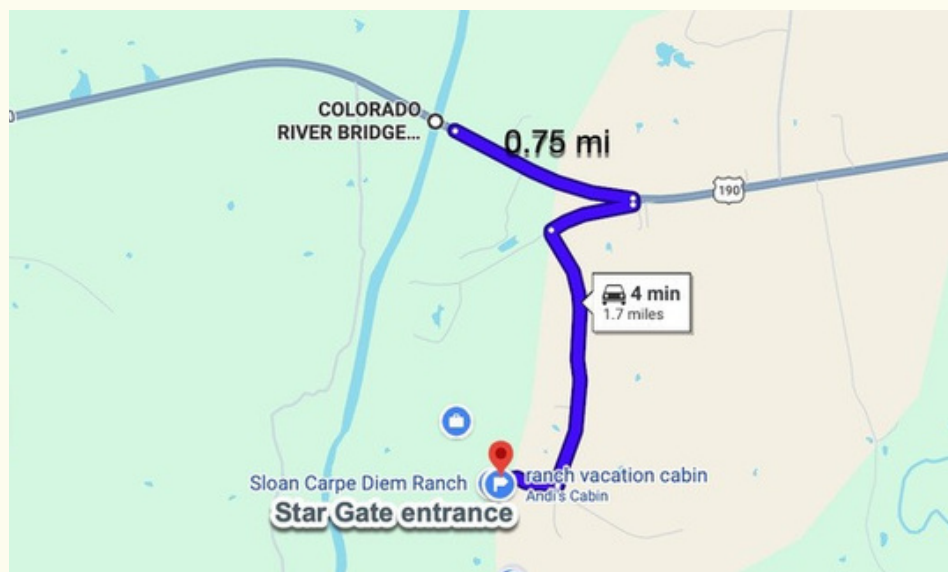
Karen 903-521-2793 John 903-521-6433

Emergency Numbers

Ambulance Dial 911 even if you don't have cell service.

Your location

1374 County Road 1935. 1.2 miles from Hwy 190 Y onto CR 1935.



Contact & Emergency, cont.

Emergency Room

Advent Rollins Brook Hospital

608 N. Key Avenue, Lampasas

Take Highway 190 east to Lampasas; ER is on the right as you enter town

Police Department—Lometa Police

Dial 911 for emergencies

Department phone 512-752-3331

Fire Department—Lometa Volunteer Fire Dept.

Phone 512-752-3333.

A **fire extinguisher** is located under the kitchen sink

A basic **first aid kit** is located above the washer and dryer for minor needs



Check-in & Check-out

Check-In

Regular check-in time is 4-8 p.m.

Please contact us if you need a later checkin.

We'll do our best to accommodate your needs.

Check-Out

Check-out time is 11:00 AM

Before you leave

Place used towels in plastic hamper

Place trash in the outdoor can. Leave glass,
metal, etc. inside

Check for personal items

Lock door.



House Guidelines

Fire Safety

- This is a high fire-risk area, especially during dry months; the volunteer fire department is 10 miles away
- No smoking or vaping anywhere on the property. Exception: a standing ashtray is provided on the front porch
- Never leave any fire unattended
- Fully extinguish fires before leaving.
- A fire extinguisher is located in the laundry room on the shelf above the washer and dryer



House Guidelines, cont.

Gates

- Gates marked “Keep Gate Closed” must be secured as soon as you pass through.
- Always latch and loop or clip the chain
- Wildlife depend on secure gates

Wildlife

- Our wildlife are generally docile, but they are not domesticated.
- Do not approach, chase, or attempt to touch wildlife (llamas excepted).
- Do not feed from hand. Put feed in trough as instructed.
- Feed only treats or kibbles that have been provided by the ranch. Never offer human food.



House Guidelines, cont.

Terrain & Surroundings

- Use caution when walking. The ranch has uneven terrain and unanticipated obstacles.
- When walking after dark, please take the spotlight flashlight provided for your use.
- Drive slowly on ranch roads.
- Roads near river may be muddy after rains. Check before driving on them to avoid getting your vehicle stuck.
- Note: always be mindful of snakes.

Water Use

Water is a limited resource on the ranch. We appreciate your mindful use.



Ranch Life

This is an active wildlife ranch, and part of the experience is sharing the space with wildlife-- deer, antelope, oryx, foxes, armadillos, birds , and more

The ranch is very dark at night

- Use caution when walking outside after dark and on uneven ground
- Enjoy fantastic stargazing
- A spotlight flashlight is located on the porch

The river is accessible but requires caution

- Conditions can change, and activity should be supervised.
- Life jackets are in the metal shed.



House Operating Systems

Heating & Cooling (Central Heat & Air)

Redbird Landing uses a standard central heat and air system.

- As you enter, the thermostat is on the right wall near the TV
- It operates like a typical home thermostat
Adjust the temperature as needed

Ceiling Fan & Light

The overhead fan and light are controlled by a remote.

- The wall switch (to the left of the door as you enter) turns power to the unit on and off
- The remote controls the fan and light separately

For best results:

- Leave the wall switch in the ON position
- Use the remote for everyday control



Operating Systems, cont.

Kitchen & Stove

- The house has an electric stove, a microwave, and assorted electric appliances.
- A Blackstone propane gas griddle and a charcoal grill are available outdoors.
- Important: When frying, please use the exhaust fan. Switch is on vent hood, labeled.

Septic System

Our ranch is on a septic system. Please flush only toilet paper.

Washer & Dryer

Located in the laundry area.

Please use only standard laundry detergent.

Do not overload.



Operating Systems, cont.

TV and Internet Usage

TV should be connected automatically when you turn on the TV. If not, go to Settings → Network/Internet and select Starlink

No password is required

If the remote is unresponsive, extra batteries are available on the dining room hutch

Please note: The Starlink connection is intended for streaming and general use only. High-bandwidth activities can reduce service quality for other guests

If you download or sign into any personal apps, please remove them before check-out



Where can I find . . . ?

extra trashbags

basket above washer and dryer

outside trash receptacles

behind house toward west end

extra blankets/pillows

- cedar chest in master bedroom
- bedroom closets

extra bath towels

chest of drawers in bedroom with twin beds

batteries for remotes, thermostat, etc.

container on dining room hutch

cleaning supplies, mop rags, broom

under kitchen sink & in laundry room

rain ponchos

on hutch in dining area

first aid kit

laundry room, above washer-dryer

Outdoor Fire Pit

The outdoor fire pit is intended for small, controlled fires.

- To start fires, use the treated pecan shells in the jar located near the fire pit.
- Keep fires moderate and controlled—not large or excessive
- Never leave a fire unattended
- Ensure the fire is completely extinguished before leaving the area
- Due to fire risk, please use extra caution during dry or windy conditions



Food & Supplies

Grocery Stores

San Saba:

- Lowe's —1204 W. Wallace

Lampasas (28 miles from ranch):

- HEB—705 W. Key
- Walmart—1710 Central Texas Expy.

Convenience Stores

San Saba:

- Stripes—next to Lowe's
- Alon—1306 W. Wallace
- Dollar General—301 E Kelly Ln
- Family Dollar —908 S High St,

Lometa:

- Valero—201 Fourth St.
- Dollar General—211 N 4th St



Food & Supplies, cont.

Dining—a few favorites

San Saba:

- Napoli's Italian—1 block off square / check hours
- Pecan House Grill—downtown / American fare / open Thurs–Sat / upscale / full bar
- Digg's—great steaks & Southern cuisine / open Thurs–Sat / casual / full bar
- Pepperbelly's—Mexican / local favorite
- Oliver's—counter service / breakfast and lunch

Lometa:

- Rancho Seco Mexican—great reviews

Bend:

- General Store—excellent mile high burgers, beer, and live music. “Austin weird”



Food & Supplies, cont.

Fast food—San Saba

- Sonic
- Dairy Queen
- Subway (inside Valero)

Fast food—Lampasas

- Sonic
- Dairy Queen
- Whataburger
- McDonald's
- Taco Bell
- Schlotzky's

Coffee Bar

San Saba

- Alamo Pecan House
- Oliver's

Lometa

- Rancho Seco Cafe

Food & Supplies, cont.

Breakfast—San Saba

- Larry's Corner. Mexican & American.
Tues-Sat 6:30-1:00 | local favorite
- Agave Jalisco. Mexican.
Mon-Sat 6 am - 10 pm. Sun 7 am - 10 pm
- Casa del Charro
Mon-Sat 6 am. Sun 7 am.
- Oliver & Company
Mon-Fri 8 a.m.

Breakfast—Lometa

- Rancho Seco Mexican. Great reviews.
Mon-Sat 6:30 am
- Sammy's Rockin' K Cafe—American fare.
Local favorite.
Mon-Sat 6:00 am



Things to Do

ON THE RANCH

There's no need to go far—some of the best experiences happen right here.

Slow Mornings

Enjoy coffee on the porch as the ranch comes to life. Wildlife is often most active in the early morning hours.

Wildlife Watching & Feeding

Wildlife can often be seen from the porch or nearby. You'll find a small bag of feed on your porch or inside your lodging—toss it in a nearby trough and watch as they gather. If you want more feed, we'll drop some by.

Walk or Drive* to the River

The river is less than half a mile from your lodging. Boat, fish, hike, skip rocks, or lay a blanket on the meadow floor and relax.

*If driving, check road conditions to ensure dry roads.



Things to Do, cont.

ON THE RANCH

Evenings Outdoors

- Relax around the fire pit as the day winds down.
- Keep fires small and controlled; never leave them unattended.

Stargazing

With very little light pollution, (Bortle 2), the night sky is exceptional. On clear nights, you may see the Milky Way.

Unplanned Time

Bring a book, play corn toss or Ticket t Ride, or simply enjoy the quiet. Many guests say this ends up being their favorite part of the stay.



Things to Do

NEARBY ACTIVITIES

If you feel like exploring beyond the ranch, here are a few nearby favorites.

Nature & Outdoor Highlights

- Colorado Bend State Park (nearby)
A guest favorite for hiking, river views, and Gorman Falls.
- Longhorn Cavern State Park (~45 minutes)
Guided cave tours through a fascinating underground landscape
- Enchanted Rock (~1 hour)
Unique Texas landmark with sweeping views from the summit. Very popular.

Wineries & Tastings

The area offers several relaxed, small-town wineries—perfect for a leisurely afternoon.



Things to Do, cont

NEARBY ACTIVITIES

Local Stops

- San Saba (~10 miles)
A charming small town with shops, coffee, and a relaxed pace. Easy to pair with lunch or a quick outing
- Regency Suspension Bridge (~30 minutes)
A historic swinging bridge and scenic drive—great for a short adventure
- Public Parks in San Saba
Mill Pond Park --lovely family park with Mill Pond, Splash Pad, Sunny Beach, gazbo for picnics, and more
San Saba River Nature Park--hike and bike trail along the winding San Saba River



Waiver

By staying on the property, guests acknowledge that they are responsible for their own safety and that of everyone in their party and/or anyone on ranch property as a result of their stay.

Your booked reservation constitutes a legal and binding agreement to the terms of the attached Guest Release and Waiver. The document does not require your signature to be fully in effect.



Guest Release and Waiver

We are delighted to welcome you to our ranch with all its opportunities for new and exciting experiences. Like all experiences, ranch life comes with some inherent risks. Before your arrival, we require you to accept the terms of this Guest Release and Waiver, which is effective from the date and time you book our property through the date and time you remit your keys and are no longer on or near our premises.

You represent that you are 25 years of age or older and will provide state or federal photo ID with DOB if asked to do so. If one or more persons in your party are minors, you acknowledge that you are solely responsible for the supervision of said minor(s) throughout the duration of your stay. You agree to the terms of the Guest Release and Waiver on their behalf. If you have booked on behalf of adult guests, you will ensure they also agree to this Guest Release and Waiver.

Assumption of Risks

You understand and acknowledge that all experience(s) associated with your booked vacation at Sloan Carpe Diem Ranch, LLC may have unforeseen hazards and may carry the risk of injury or illness, including but not necessarily limited to sickness, physical injury, property damage, disability, permanent paralysis, and death. You knowingly, voluntarily, and freely assume all risks, both known and unknown, associated with your stay, even if those risks arise from negligence or carelessness of the host(s) or others, or defects in equipment, premises, facilities, or otherwise, and assume full responsibility for participation in all experience(s).

You acknowledge and agree that:

- You have reasonably assessed the risks involved in your stay at property owned and/or managed by Sloan Carpe Diem Ranch, LLC and have made an informed and voluntary choice to participate.
- You alone, and not your host(s) or their assigns, are responsible for determining your fitness to participate in activities and your ability to fully understand any directions or warnings presented.
- You will not participate in any experience or activity when you have a physical, medical, or mental limitation or disability, or when you are aware or should reasonably be aware of factors that may limit or prevent your safe participation.
- You will act reasonably and responsibly and will comply with any provided and customary conditions, directions, and/or precautions for participation in any and all activities associated with your stay on our property. If you notice a hazard to yourself or your guests at any time, you will stop participating immediately and make certain guests follow suit.

You intend this Guest Release and Waiver to be a complete and unconditional release of all liability to the greatest extent allowed by law.

Indemnification

You agree that if, despite this Guest Release and Waiver, you or anyone on your behalf makes a claim against Sloan Carpe Diem Ranch, LLC relating to your stay from the date/time of booking through departure, you will indemnify and hold the host(s) harmless and exempt from any liability, demand, loss, damage, or costs which may be incurred as the result of such claim.

You affirm that you HAVE READ THIS GUEST RELEASE AND WAIVER AND FULLY UNDERSTAND THE ASSUMPTION OF RISK, RELEASE, WAIVER, AND CONSENT CONTAINED IN IT. YOU FURTHER UNDERSTAND THAT YOU HAVE GIVEN UP RIGHTS BY AGREEING TO THESE TERMS, AND HAVE DONE SO FREELY AND VOLUNTARILY AND WITHOUT INDUCEMENT.

*Signed _____

Date _____

*Your booked reservation constitutes a legal and binding agreement to the terms of the Guest Release and Waiver. The document does not require your signature to be fully in effect.